

Process Numer	Applicant(s) Name
<a href="#">99-449</a>	<a href="#">Charles F. Rebozo</a>
<a href="#">01-160</a>	<a href="#">TAZ Investments LLC</a>
<a href="#">01-204</a>	<a href="#">Universal American Reality Corp.</a>
<a href="#">01-219</a>	<a href="#">Frederick T. Peters Marital Trust</a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/5/02 TO THIS DATE:

HEARING NO. 02-3-CZ15-3 (99-449)

23-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: CHARLES F. REBOZO

- (1) AU & BU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 18 parking spaces (81 parking spaces required).
- (4) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS requiring a 7' wide landscape strip where parking abuts a right-of-way and a 5' wide landscaping strip where the parking lot abuts a residentially zoned property; to waive same along the interior side (south and Northeast) property lines and along a portion of the rear (east) property line.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential zone; to waive same along the interior side (south, NE/ly & NW/ly) property lines.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a wall to be setback 10' from the rear (east) property line on a through lot; to waive same to permit the wall to be on the property line.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 35' (50' required) on the west side of S.W. 127<sup>th</sup> Avenue.

OR IN THE ALTERNATIVE TO REQUEST #7, THE FOLLOWING:

- (8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed auto service garage to setback 5' (20' required) from the rear (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Charles F. Rebozo Treasure Auto Sales & Leasing," as prepared by De La Pezuela & Associates, dated 11/17/01 and hand revised 1/4/02 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: LOT 1X, Deed book 3949, Page 232: All of the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East, which lies SE/ly of, and immediately adjacent to the SE/ly right-of-way line of State Road No. 5, as shown on the State Road Department right-of-way Map, Section 8702-108, Road No. 5, Plat book 50, Page 39, except the property heretofore conveyed by the Grantors herein to the Grantees herein on August 7, 1952, by Warranty Deed recorded in Deed Book 3634, Page 286. AND: LOT 2X, Deed book 3634, Page 286: That part of Section 23, Township 56 South, Range 39 East described as follows:

CONTINUED ON PAGE TWO

APPLICANT: CHARLES F. REBOZO

PAGE TWO

Beginning at a point on the SE/ly side of State Highway #5 and other land of the grantors herein 159.61' in a SW/ly direction from the point at which the SE/ly side of the said State highway #5 intersects the E/ly section line of Section 23, Township 56 South, Range 39 East, Plat book 50, Page 82; thence in a NW/ly direction along the right-of-way of said highway 79.87' to a point; thence continuing along the right-of-way of said highway in a SW/ly direction 150' to a point; thence at right angles to tangent of said highway, in a SE/ly direction along other lands of the grantor herein 246.21'± to a point on the N/ly property line of Vina Smith; thence E/ly along Smith's land 96.67'± to the E/ly line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said section line in a N/ly direction 111.84'± to a point on a line which would be the continuation of the right-of-way line running SE/ly and NW/ly aforementioned as extended in a SE/ly direction to its intersection with the E/ly section line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said line in a NW/ly direction 157.64'± to the Point of beginning in the NE ¼ of the NE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East.

LOCATION: 23333 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.03 Acres

AU (Agricultural – Residential)  
BU-2 (Business – Special)  
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 2/14/02 BACK TO CZAB #15 AS FOLLOWS:

HEARING NO. 01-11-CZ15-3 (01-219)

9-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: FREDERICK T. PETERS MARITAL TRUST

- (1) GU and AU to RU-1M(a)
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

REQUESTS #1 AND #2 ON PARCEL "A"

- (3) AU to RU-3M
- (4) SPECIAL EXCEPTION to permit site plan approval for a residential development.

REQUESTS #3 AND #4 ON PARCEL "B"

- (5) UNUSUAL USE to permit a lake excavation.

Plans are on file and may be examined in the Zoning Department entitled "Old Cutler/Galloway," as prepared by BGA Design Group and dated received June 7, 2001 and revised sheets dated 10/15/01 and consisting of 21 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 1/3 of the south 1/2 of the NE 1/4 of Section 9, Township 56 South, Range 40 East and: PARCEL "A": All that portion of: The south 1/3 of the south 1/2 of the NE 1/4 of Section 9, Township 56 South, Range 40 East, lying W/ly of the following described line:

Commence at the Northeast corner of OLD CUTLER CENTER, Plat book 129, Page 58; thence run S0°51'6"E for 889.53' to the south 1/3 of the south 1/2 of the NE 1/4, Section 9, Township 56 South, Range 40 East; thence run N88°51'3"E along said line for 418.58' to the Point of beginning of the following described line; thence run S21°58'9"W for 480.36' to the Point of termination. AND: PARCEL "B": All that portion of: The south 1/3 of the south 1/2 of the NE 1/4 of Section 9, Township 56 South, Range 40 East. Lying E/ly of the following described line:

Commence at the Northeast corner of OLD CUTLER CENTER, Plat book 129, Page 58; thence run S0°51'6"E for 889.53' to the south 1/3 of the south 1/2 of the NE 1/4, Section 9, Township 56 South, Range 40 East; thence run N88°51'3"E along said line for 418.58' to the Point of beginning of the following described line; thence run S21°58'9"W for 480.36' to the Point of termination.

LOCATION: North of S.W. 208 Street (Earhart Avenue), between S.W. 87 Avenue and S.W. 92 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 27 Acres

GU (Interim)  
AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: TAZ INVESTMENTS LLC

- (1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4ZAB-162-92 and only as it applies to the subject property.
- (2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions from the subject property so the applicant may develop the property under the present zoning regulations for the underlying zones.

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION 11, Plat book 142, Page 51.

LOCATION: The south side of Broad Channel Road and approximately 400’ SE/ly of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)  
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

APPLICANT: UNIVERSAL AMERICAN REALITY CORPORATION

- (1) MODIFICATION of Paragraph #3 of a covenant running with the land recorded in Official Record Book 11485, Pages 537 and 559, and only as it applies to the subject property and reading as follows:

FROM: "2. The land use applicable to Parcel U (Bu-3) shall be limited to: (a) storage facilities for trailers, boats and other vehicles and such security facilities as are necessary for the protection thereof; (b) satellite reception facilities for television reception for the project; and (c) appropriate access thereto from S.W. 232<sup>nd</sup> Street. Satellite reception facilities (i.e. dish, antenna) shall be placed on said parcel in compliance with the setback and height requirements of §33-51 (applicable to a principal structure) of the Dade County Code and §33-62 of the Code for all other towers, antenna and masts unless specific variances are sought and received therefore. Prior to the issuance of building permits for any such facilities, Owner shall obtain all other necessary governmental approvals for the operation thereof including a franchise or license from Dade County, if required in accordance with all applicable provisions of the Dade County Code."

TO: "2. The land use applicable to Parcel U (Bu-3) shall be limited to: (a) storage facilities for trailers, boats and other vehicles and ancillary marine services including the retail sales of bait, tackle, refreshments and other sundries; the sales, installation and service of marine engines, trailers and accessories; the sales and installation of required marine safety equipment and electronics; minor vessel maintenance and service; and a vessel fueling station; and such security facilities as are necessary for the protection thereof, including a guard house and live in quarters for full-time security personnel; (b) satellite reception facilities for television reception for the project; and (c) appropriate access thereto from S.W. 232<sup>nd</sup> Street. Satellite reception facilities (i.e. dish, antenna) shall be placed on said parcel in compliance with the setback and height requirements of §33-51 (applicable to a principal structure) of the Miami-Dade County Code and §33-62 of the Code for all other towers, antenna and masts unless specific variances are sought and received therefore. Prior to the issuance of building permits for any such facilities, Owner shall obtain all other necessary governmental approvals for the operation thereof including a franchise or license from Miami-Dade County, if required in accordance with all applicable provisions of the Miami-Dade County Code."

- (2) MODIFICATION of Paragraph #2 of Declaration of Restricts, recorded in the Official Records of Miami-Dade County in Official Record Book 14338, Page 2882, through 2909 and reading as follows:

CONTINUED ON PAGE TWO

APPLICANT: UNIVERSAL AMERICAN REALITY CORPORATION

PAGE TWO

FROM: "2. Limited Uses on Parcel U. Notwithstanding the BU-3 zoning on Parcel U, only the following uses shall be permitted on this parcel: (a) storage facilities for trailers, boats, and other vehicles and such security facilities as are necessary for the protection thereof; (b) satellite reception facilities for television reception for the project; (c) appropriate access thereto from S.W. 232<sup>nd</sup> Street; and (d) public school. Satellite reception facilities (i.e. dish, antenna) shall be placed on said parcel in compliance with the setback and height requirements of §33-51 (applicable to a principal structure) of the Dade County Code. The Satellite Dish Antenna shall be placed in compliance with §33-63.1 of the Code unless specific variances are sought and received therefore. Prior to the issuance of building permits for any such facilities, Owner shall obtain all other necessary governmental approvals for the operation thereof including a franchise or license from Dade County, if required in accordance with all applicable provisions of the Dade County Code. Owner agrees that if satellite reception facilities are erected on Parcel U, the Dade County Fire Department will not be responsible for any degradation of reception of either the satellite signal or the T.V. signal due to the location or height of the fire facility when constructed nor of the use of electronic communications equipment within the proposed fire station structure on the Property."

TO: "2. Limited Uses on Parcel U. Notwithstanding the BU-3 zoning on Parcel U, only the following uses shall be permitted on this parcel: (a) storage facilities for trailers, boats, and other vehicles and ancillary marine services including the retail sales of bait, tackle, refreshments and other sundries; the sales, installation and service of marine engines, trailers and accessories; the sales and installation of required marine safety equipment and electronics; minor vessel maintenance and service; and a vessel fueling station; and such security facilities as are necessary for the protection thereof, including a guard house and line in quarters for full-time security personnel; (b) satellite reception facilities for television reception for the project; (c) appropriate access thereto from S.W. 232<sup>nd</sup> Street; and (d) public school. Satellite reception facilities (i.e. dish, antenna) shall be placed on said parcel in compliance with the setback and height requirements of §33-51 (applicable to a principal structure) of the Dade County Code. The Satellite Dish Antenna shall be placed in compliance with §33-63.1 of the Code unless specific variances are sought and received therefore. Prior to the issuance of building permits for any such facilities, Owner shall obtain all other necessary governmental approvals for the operation thereof including a franchise or license from Miami-Dade County, if required in accordance with all applicable provisions of the Miami-Dade County Code. Owner agrees that if satellite reception facilities are erected on Parcel U, the Miami-Dade County Fire Department will not be responsible for any degradation of reception of either the satellite signal or the T.V. signal due to the location or height of the fire facility when constructed nor of the use of electronic communications equipment within the proposed fire station structure on the Property."

CONTINUED ON PAGE THREE

APPLICANT: UNIVERSAL AMERICAN REALITY CORPORATION

PAGE THREE

The purpose of these modifications is to allow the applicant to modify a previously accepted covenant and declaration of restrictions to allow additional uses on the site that were not previously included.

SUBJECT PROPERTY: PARCEL "U": A portion of the SE  $\frac{1}{4}$  of Section 16, Township 56 South, Range 40 East, being particularly described as follows:

Commence at the Southeast corner of the said SE  $\frac{1}{4}$  of Section 16; thence N1°2'22"W along the east line of the said SE  $\frac{1}{4}$  of Section 16 for 125.54'; thence S88°57'38"W for 132.78' to the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S88°57'38"W for 535'; thence N1°2'22"W for 550'; thence N88°57'38"E for 535'; thence S1°2'22"E for 550' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 87 Avenue and S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.76 Acres

PRESENT ZONING: BU-3 (Business – Liberal)